

**TOWN OF BURRILLVILLE
LIBRARY BUILDING COMMITTEE
MEETING MINUTES**

**REGULAR MEETING of the Burrillville Library Building Committee
held Thursday, August 11, 2005 at 6:00 P.M. at the Burrillville Town
Hall, 105 Main Street, Harrisville, RI.**

**MEMBERS PRESENT: Victor D. Antoniello, Michael A. Caron, David C.
Ketcham,
G. Wayne Miller and James H. Moran**

MEMBERS ABSENT: Brian P. Lanoie, Robert J. Martel

EX OFFICIO MEMBER: William A. Andrews, Town Councilor

**OTHERS PRESENT: William Beatson, Jay Litman, Cindy Ketcham,
Sandra Mundy, Pamela Choi Redfern, Peter Walsh**

**The meeting was called to order at 6:15 P.M. by Antoniello,
Committee Chair**

I. PUBLIC COMMENT

None

II. APPROVAL OF THE MINUTES

A motion was made by Ketcham and seconded by Miller to approve the minutes from the meeting on 7/14/2005. With no further discussion, the vote in favor was unanimous.

III. INTRODUCTION OF THE LIBRARY FUNDRAISING COMMITTEE

The following members of the newly formed Library Fundraising Committee were introduced to the Library Building Committee and to the architects of NCA: Cindy Ketcham, William Beatson and Peter Walsh. The fundraising committee was invited to attend Building Committee meetings and the Building Committee and NCA offered cooperation in any way necessary.

III. CONSIDER AND ACT UPON CORRESPONDENCE

1. Invoice from Monica Riffle, Clerk to the Committee

A motion was made by Ketcham and seconded by Miller to approve

payment for the invoice submitted by Monica Riffle, Clerk to the Committee. With no further discussion, the vote in favor was unanimous

2. Invoice #5279 from Newport Collaborative Architects in the amount of \$13,865

A motion was made by Ketcham and seconded by Miller to approve payment of invoice #5279. With no further discussion, the vote in favor was unanimous.

3. Invoice #5344 from Newport Collaborative Architects in the amount of \$16,460

A motion was made by Ketcham and seconded by Miller to approve payment for invoice #5344. With no further discussion, the vote in favor was unanimous.

4. Invoice #5422 from Newport Collaborative Architects in the amount of \$9,750

A motion was made by Ketcham and seconded by Miller to approve payment for invoice #5422. With no further discussion, the vote in favor was unanimous.

5. Letter from the Champlin Foundation, regarding site visit 8/24/05

A motion was made by Moran and seconded by Ketcham to receive and file a notice from the Champlin Foundation announcing their planned site visit on Wednesday, August 24, 2005. With no further discussion, the vote in favor was unanimous.

III. ALTERNATE LIBRARY SITE

Jay Litman presented to the committee the geotechnical report prepared by Jaques Whitford after they tested the alternate library site. In summary the alternate site presents many of the same problems as the originally proposed site and may even pose more problems for the project because oil remediation would be necessary in one area. The complete oil remediation would not be necessary with the original site because a soil cap under the parking area or green space would be sufficient. Litman noted that moving the site would not only likely result in at least a one year delay to the project, it would compromise the commercial development that is currently a part of the Town's master plan and the building would lose the aesthetic effect of being near the river.

A motion was made by Moran and seconded by Ketcham to discontinue study of the alternate site and to proceed with the original site as proposed. With no further discussion, the vote in favor was unanimous.

IV. NEWPORT COLLABORATIVE ARCHITECTS, INC., Jay Litman, AIA

1. Rhode Island Historic Preservation Commission

Litman provided an update to the committee about the Section 106 Review that is currently in progress to complete the approval of the Town's Master Plan. The RI Historic Preservation Commission will go through the three mill buildings that are slated to be demolished and determine if the renovation of the buildings is economically prohibitive. Litman indicated that he feels it is very likely that the plan will get approval as soon as next week. The cost of the investigation and report on the mill buildings will be \$2,500.

A motion was made by Moran and seconded by Miller to approve payment of \$2,500 for the investigative work necessary for the Section 106 Review of the Rhode Island Historic Preservation Commission. With no further discussion, the vote in favor was unanimous.

2. Burrillville Planning Board

NCA met with the Planning Board and at this point everything has been approved.

3. Burrillville and RIDOT

The Town reached an agreement with the RIDOT that the Town will pay the \$8,909.86 for the exploratory work necessary and RIDOT will pay for the installation of a new water main across East Avenue.

4. Cost Estimate

The cost estimate for the project is currently at \$4,597,726 for the building, \$1.5 million for the site clean-up costs and in addition the cost of the furnishings. Litman explained that some changes were made to achieve these drastic reductions from the last cost estimate.

There was a 10% reduction in the estimated cost from the structural engineer for the masonry, steel and concrete systems. The MEP engineers reduced costs by \$42,500. \$200,000 was saved by lowering the floor to floor height by two feet. Litman proposed changes to the areas of the brick skin of the building by using a combination of cedar shingle and concrete block. The largest savings came from the reduction of the footprint of the two story wing and reduction and rearrangement of the of the children's area and elimination of the small meeting room.

A motion was made by Caron and seconded by Moran to approve the proposed changes to the exterior skin of the building, to approve the elimination of the small meeting room and to approve the changes to

the children's wing on the second floor. With no further discussion, the vote in favor was unanimous.

VII. GENERAL DISCUSSION OF THE PROJECT

The committee agreed that a meeting with Town Council would be necessary soon. The committee asked Litman to provide some more concrete visuals for use in a presentation to the Council as well as a better defined project schedule. Town Council regularly meets on the 2nd and 4th Wednesdays of the month. The committee suggested requesting a special meeting with the Council on either the 1st or 3rd Wednesday.

Ketcham indicated that he would no longer be able to meet on Thursdays in September and the committee agreed that at the next meeting they would agree on a different night of the week to meet.

The committee agreed to meet again on either Wednesday, August 24, 2005 or Thursday, August 25, 2005 at 6:00 P.M.

VIII. ADJOURNMENT

A motion was made by Ketcham and seconded by Miller to adjourn the meeting at 7:45 P.M. With no further discussion the vote in favor was unanimous.

Information relating to the meeting is on file with the record of the minutes in the office of the Town Clerk.

Recorded by_____

Monica L. Riffle, Clerk to the Committee

Approved by_____

Library Building Committee Member

Date Approved _____